



**CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.20
Meeting Date: May 13, 2026**

SUBJECT: Amendments to the Tri-Party Agreement and Agreement for Services for "The Bluffs" Specific Plan Project and associated environmental documentation (PLN 24-0048)

SUBMITTED BY: Abdu Lachgar, Principal Planner

PREPARED BY: Abdu Lachgar, Principal Planner

ACTION:

1. Authorize the City Manager to execute the amendment for the Tri-Party Agreement (Attachment A) between the City of Wildomar, The Bluffs at Hidden Springs, LLC, Inc. and PlaceWorks, Inc. for the preparation of The Bluffs Specific Plan (SP) document and associated environmental documentation under CEQA; and

2. Authorize the City Manager to execute the amendment for the Agreement for Services (Attachment B) between the City of Wildomar and PlaceWorks, Inc. for the preparation of an SP document and associated environmental documentation under CEQA for the Bluffs at Hidden Springs Project.

SUMMARY:

The proposed amendments to the Tri-Party Agreement and Agreement for Services would increase the compensation of the not to exceed amount for professional services rendered by \$61,165. All costs associated with these agreements are paid by the applicant of the The Bluffs Specific Plan project ("Project").

BACKGROUND:

On September 11, 2024, the City Council approved two agreements for the Project for environmental and specific plan services to be rendered by PlaceWorks Inc., including a Tri-Party Agreement between the City of Wildomar, The Bluffs at Hidden Springs LLC or the "applicant", and PlaceWorks Inc. to cover cost of services, and an Agreement for Services between the City of Wildomar and PlaceWorks Inc. for the provision of services and compensation. Per the agreements, written approval for these amendments were received from the applicant, but require approval by the City. Additionally, the Applicant has reviewed the updated scope of work and budget (Attachment C), PlaceWorks Proposal dated March 10, 2026, and has agreed to pay the additional costs in accordance with city rules and policies.

DISCUSSION:

As the Project has progressed since the approval of the original agreements, changes to the project necessitate modified services that has resulted in an increase of costs for those services. If the agreements are approved, the new budget for the project, has a total "not-to-exceed" compensation of \$1,184,730. This cost will be paid by the Applicant, and all work will be charged against the Tri-Party Agreement account. In accordance with the provisions of the

amendment to the Tri-Party Agreement, the Applicant must pay the total cost in one (1) lump sum. Since the total compensation exceeds the City Manager's contracting authority under the Wildomar Municipal Code, this amendment has been brought before the City Council for consideration.

FISCAL IMPACT:

The preparation of the Project documents are the sole responsibility of the Applicant (The Bluffs at Hidden Springs, LLC) as outlined in the Tri-Party Agreement, as amended, and the City bears no costs with their completion. The Applicant has also paid the required fixed application fees, which will cover the City's costs of processing the Specific Plan and Tentative Tract Map development applications.

ATTACHMENTS:

[Attach A - 2nd Amend - Tri-Party Agreement.docx](#)

[Attach B - 2nd Amend - Agreement for Services.docx](#)

[Attach C - Revised_ Bluffs at Hidden Springs Amendment Proposal.pdf](#)